

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Town Planning - Nizamabad - Change of land use from Residential use to Central Commercial use in R.S.No.254 and 259 and Municipal bearing No.1-1-7/D/H to an extent of 1630.95Sq.mtrs of Nizamabad - Draft Variation - Confirmed - Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 525.

Dated:22-11-2011.
Read the following:-

- 1) G.O.Ms.No.46 MA., dated:15-02-1974.
- 2) From the Director of Town and Country Planning, Hyderabad Roc.No.3653/2011/H, dated:23-05-2011 & 14-10-2011.
- 3) Govt. Memo.No.12683/H1/2011, MA & UD Dept., Dated:18-10-2011
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.609, Part-I, dt:21-10-2011.

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ORDER:-

The draft variation to the Nizamabad General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.46 MA., dated 15-02-1974 read with GO.Ms.No.272, MA dated:17-04-1980 and GO.Ms.No.487, dated:07-07-2007, was issued in Government Memo.No.12683/H1/2011, Municipal Administration & Urban Development Department, dated:18-10-2011 and published in the Extraordinary issue of A.P. Gazette No.609, Part-I,dt:21-10-2011. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated:23-05-2011 has stated that the Municipal Commissioner, Nizamabad has informed that the applicant has paid an amount of Rs.50,720/- (Rupees fifty thousand seven hundred and twenty only) towards conversion charges as per GO.Ms.No.158, MA dated:22-03-1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Nizamabad.
The Commissioner, Nizamabad Municipal Corporation, Nizamabad.

Copy to:

The individual through Commissioner, Nizamabad Municipal Corporation, Nizamabad The District Collector, Nizamabad District.
SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nizamabad Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.609, Part-I,dt:21-10-2011 as required by clause (b) of the said section.

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VARIATION

The site in Survey No.254 and 259, House No.1-1-7/D/H to an extent of 1630.95Sq.mtrs of Nizamabad, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Nizamabad sanctioned in G.O.Ms.No.46 MA., dated 15-02-1974 read with GO.Ms.No.272, MA dated:17-04-1980 and GO.Ms.No.487, dated:07-07-2007, is designated for Central Commercial use by variation of change of land use as marked "A,B,C,D" as shown in the revised part proposed land use map bearing GTP.No.4/2010/H which is available in Municipal Office, Nizamabad Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall not take up any development activity without prior approval of the Competent Authority.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : M/s.Jayashree Godowns.
East : 60'-0" wide Master Plan Road.
South : Open land of Sri K.Surya Prakash and others.
West : House of Sri Linga Reddy.

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

SECTION OFFICER